

Department of Permits and Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

In the Matter of

Civil Citation No. 61853

Konstantinos Axiotis
Charlotte Axiotis
10119 Egerton Farm Court
Baltimore, MD 21234

1918 Towson Avenue

Respondents

FINDINGS OF FACT AND CONCLUSIONS OF LAW
FINAL ORDER OF THE CODE ENFORCEMENT HEARING OFFICER

This matter came before the Code Enforcement Hearing Officer for the Department of Permits and Development Management on August 12, 2009, for a Hearing on a citation for violations of the Baltimore County Code (BCC) section 35-6-105, 35-6-112: Respondent has not obtained a rental housing license for rental property known as 1918 Towson Avenue, 21222

On July 13, 2009, pursuant to § 3-6-205, Baltimore County Code, Inspector Kathleen O' Donnell issued a Code Enforcement citation. The citation was sent to the Respondent by 1st class mail to the last known address listed in the Maryland State Tax Assessment files.

The citation proposed a civil penalty of \$1,000.00 (one thousand dollars).

The following persons appeared for the Hearing and testified: Konstantinos Axiotis, Respondent and Kathleen O' Donnell, Baltimore County Rental Registration Code Enforcement Officer.

After proper consideration of all the evidence presented, the Hearing Officer finds:

A. A Correction Notice was issued on May 29, 2009 requiring application by June 29, 2009.

B. This Citation was issued on July 13, 2009. Review of the file shows no further contact or response from the property owner. Baltimore County law requires landlords to obtain a valid Rental Housing License before a residential property may be rented.

C. Respondent Konstantinos Axiotis testified that he received the notices but did not take any action. He has the application materials and will comply with requirements.

IT IS ORDERED by the Code Enforcement Hearing Officer that a civil penalty be imposed in the amount of \$1,000.00 (one thousand dollars).

IT IS FURTHER ORDERED that the civil penalty will be REDUCED to \$100.00 (one hundred dollars) if Respondent obtains a valid rental housing license by September 25, 2009. After that date, rental without the required license may result in additional Citations with civil penalty.

IT IS FURTHER ORDERED that if not paid within thirty days of billing, the civil penalty as authorized above shall be imposed and placed as a lien upon the property.

IT IS FURTHER ORDERED that the County inspect the property to determine whether the violations have been corrected.

ORDERED this 18th day of August 2009.

Signed: ORIGINAL SIGNED
Margaret Z. Ferguson
Baltimore County Hearing Officer